

L. Industry A Zone along Sherman Street.

L1. Amend the Zoning Map of the City of Cambridge

Delete the existing zoning designation IA (Industry A) on the Zoning Map and substitute therefor the designation C-2B (Residence C-2B) for the portion of the Industry A district bounded by the centerlines of Cadbury Road in part, Wood Street, Walden Street and Sherman Street, the southeasterly sideline of Lot # 53 on Assessor's Plat #203B, and the Residence C-2 zoning district line along the northeasterly boundary.

Area L

Industry A
to Residence C-2B

Legend

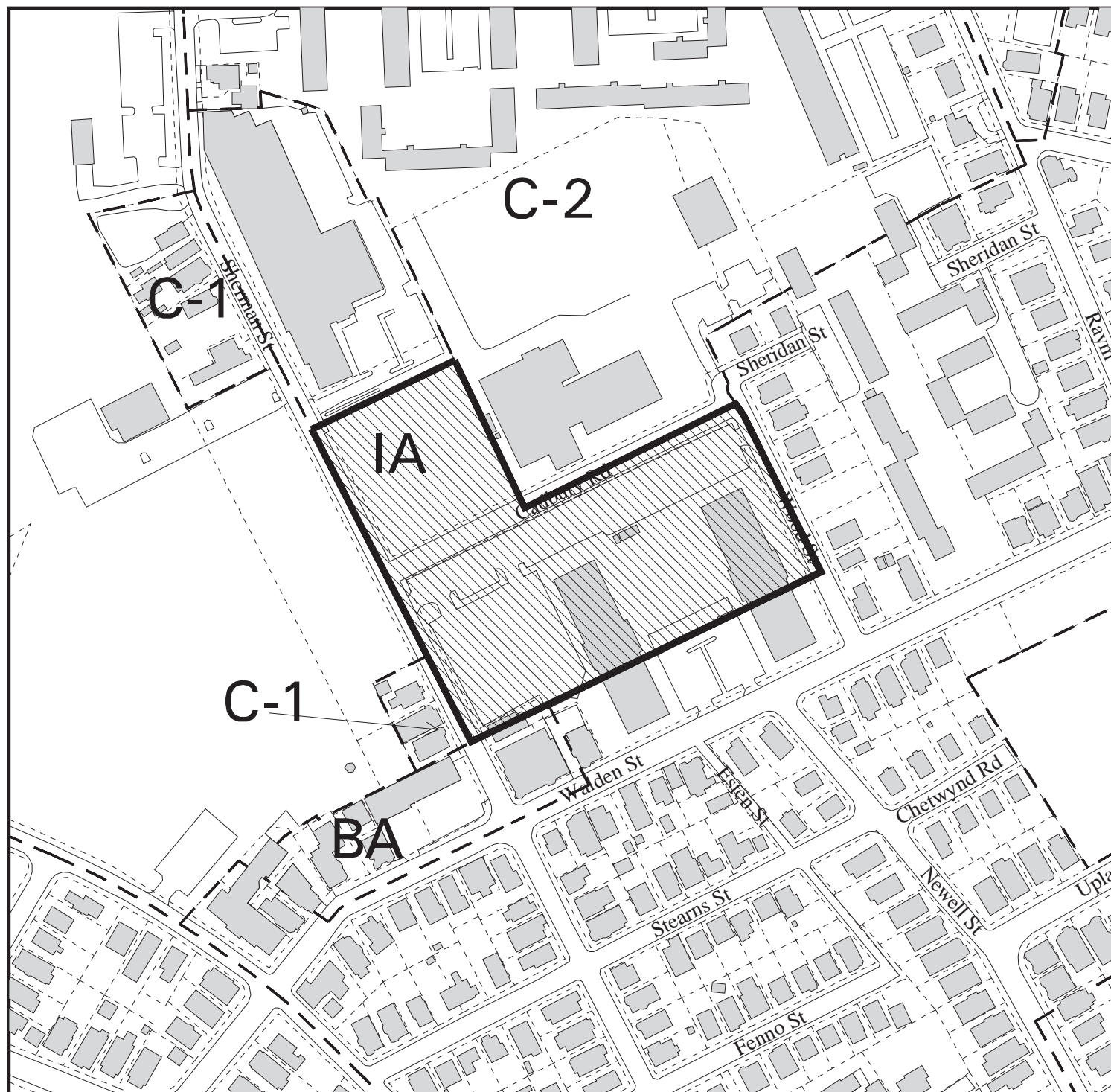
- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet

Area L



M. Industry A-1 Zone along Rindge Avenue at Jerry's pond.

M1. Amend the Zoning Map of the City of Cambridge

Delete the existing zoning designation IA-1 (Industry A-1) on the Zoning Map and substitute therefor the designation C-1A (Residence C-1A) for the two entire Industry A-1 zones bordered by the centerline of Rindge Avenue on the north, the Residence C-2 and Residence B zoning district lines on the east and west and partially to the south, and partially the centerline of the railroad right of way to the south. For that portion of the two zones located within one hundred feet of the southerly sideline of Rindge Avenue, also amend the Zoning Map to apply the designation MXR (Mixed Use Residential Overlay District).

M2. Adopt Provision 2 of Section II – Mixed Use Residential Overlay District.

Area M

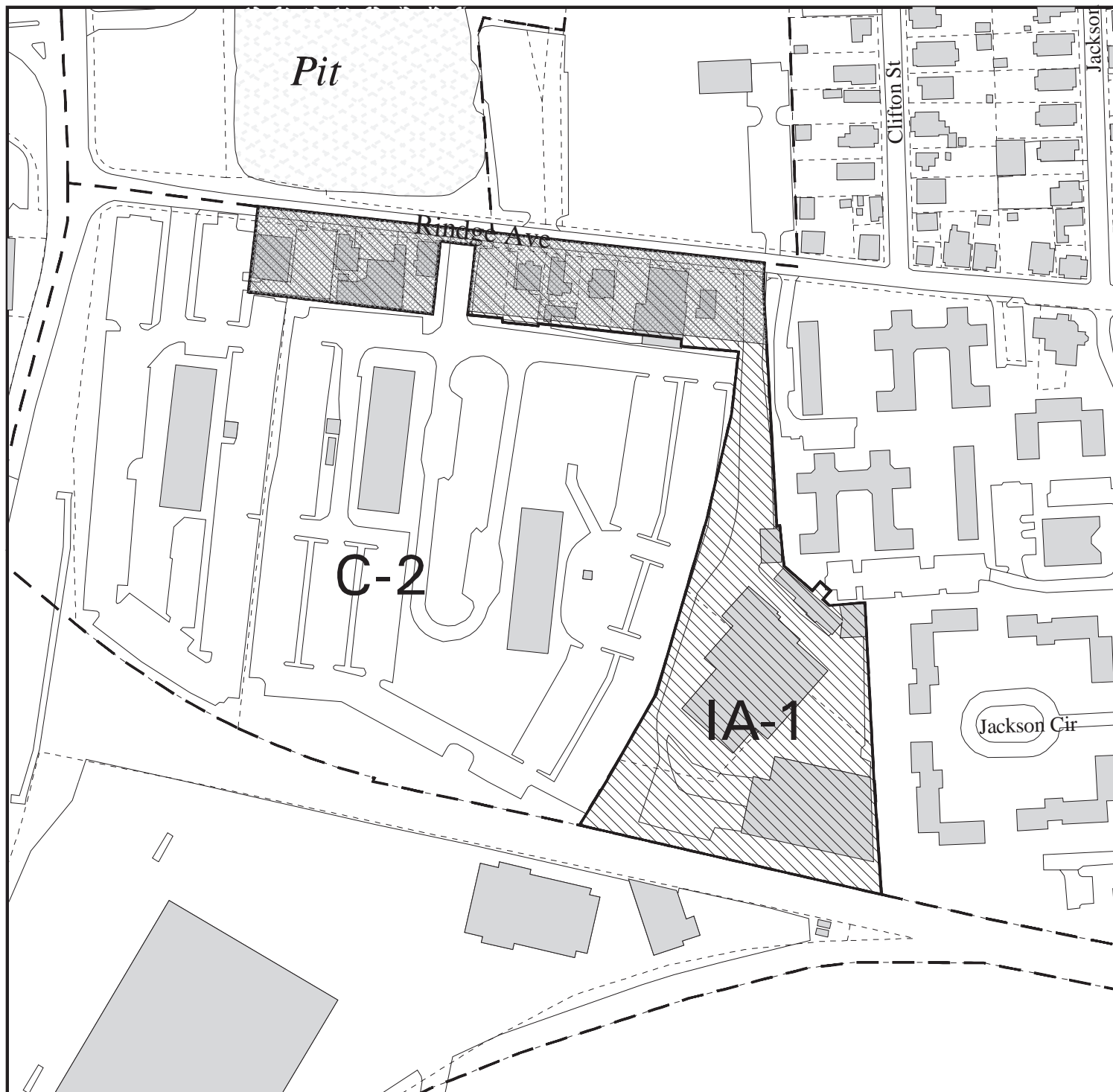
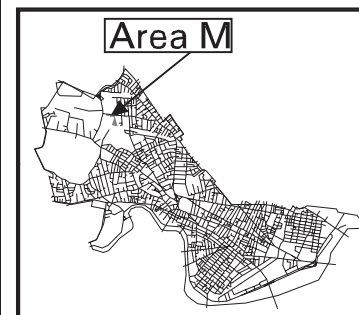
Industry A-1
To Residence C-1A
and Residence C-1A/MXR

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 200 Feet



N. Industry A-1 Zone Concord Avenue at New Street.

N1. Amend the Zoning Map of the City of Cambridge

Delete the existing zoning designation IA-1 (Industry A-1) on the Zoning Map and substitute therefor the designation C-1A (Residence C-1A) for that area bounded by the centerlines of Birch Street, Field Street, Fern Street and Concord Avenue.

Area N

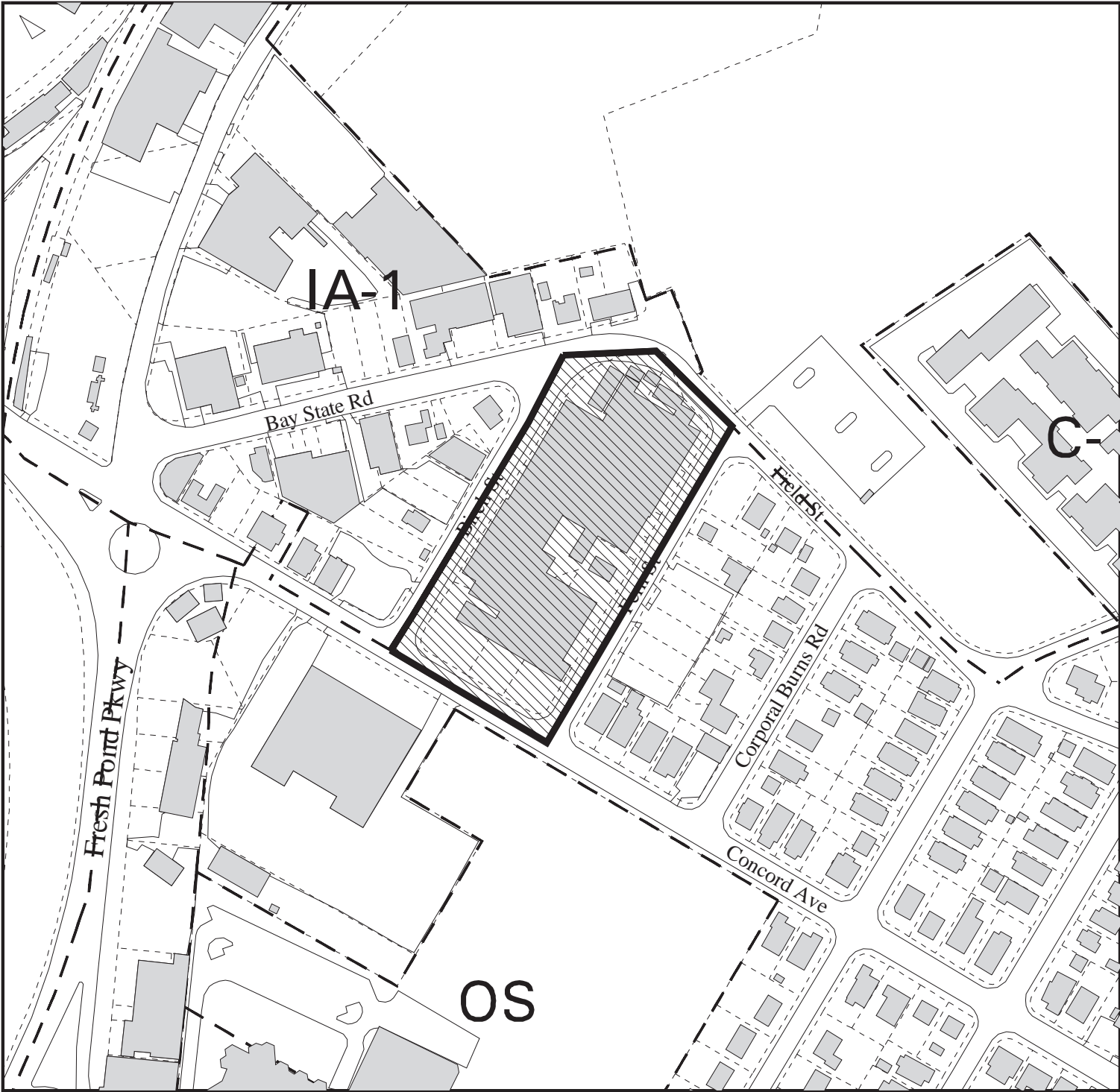
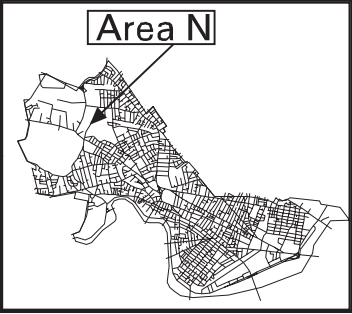
Industry A-1
to Residence C-1A

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 200 Feet



O. Business A-1 Zone on Mt. Auburn Street.

O1. Amend the Zoning Map of the City of Cambridge

Delete the existing zoning designation BA-1 (Business A-1) on the Zoning Map and substitute therefor the designation C-1/MXR (Residence C-1/Mixed Use Residential Overlay District) for that portion of the Business A-1 zone bordered on the south by a line parallel to and 100 feet north of the northerly sideline of Mt Auburn Street, on the east by (1) the westerly side lot lines of Lots #118 and #167 on Assessor's Plat #252 and Lot #155 on Assessor's Plat #252A and (2) the southerly and easterly side lot lines of Lot #154 on Assessor's Plat #252A, on the west by the Residence B zoning district line and the centerline of Homer Avenue, on the south, west of Homer Avenue, by the northerly side lot line of Lot #172 on Assessor's Plat #252, and on the north by the Residence B district line.

O2. Adopt Provision 2 of Section II – Mixed Use Residential Overlay District.

Area O

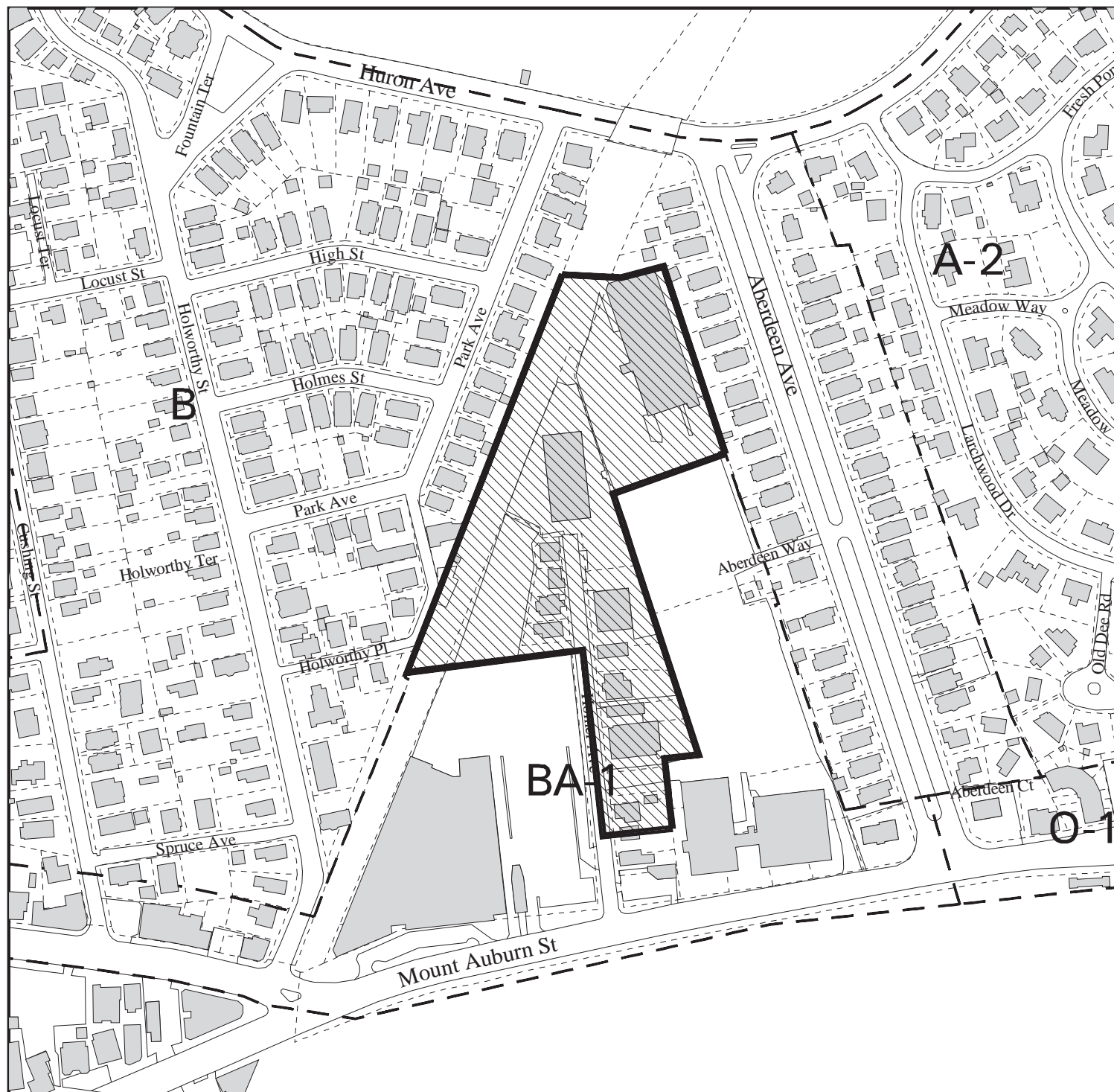
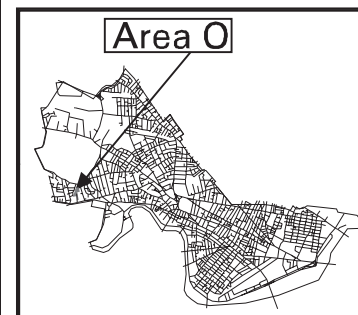
Business A-1
To Residence C-1

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 250 Feet



Section II: Text Changes Related to More than One Residential Area

Provision 2. Establish a new Article 20.000 – Overlay Districts, and create a new Section 20.20 – Mixed Use Residential Overlay District to read as follows.

20.20 Mixed Use Residential Overlay District (MXR)

20.21 *Establishment and Purpose.* There is hereby established the Mixed Use Residential Overlay District as shown on the Zoning Map of the City of Cambridge, as amended. It is the intent of this Overlay District to modify base residential district regulations, where a substantial inventory of non-residential uses already exists, such that: (1) existing non residential activities, compatible with existing and future residential construction, may continue, (2) retail and consumer service uses that might serve as support for existing or future residential construction are permitted, and (3) future residential construction on suitable sites is not inhibited. The Overlay District is intended to facilitate a mixed use environment supportive of housing construction within the district in the future while permitting existing non residential activities to operate and adjust to changing circumstances through limited expansion in built area in ways that will not negatively impact residential activities.

20.22 *Permitted Non-Residential Uses and New Construction.* A use not otherwise permitted in the base residential district may be permitted in the Mixed Use Residential Overlay District where such use is allowed or conditionally allowed in the Industry A-1 district, subject to the following conditions and limitations and the procedures established in Section 20.24 below.

- a. The use does not replace an existing residential use or, if the lot or area of a building proposed to be the location a non-residential use is vacant, no residential use had been established at any time in the previous five years.
- b. Retail uses, Sections 4.35 and 4.36, shall only be permitted on the first floor and basement of a building, shall be located in a building containing other uses, and may not exceed more than twenty-five (25) percent of the gross floor area of the building in which they are located, or alternately no more than twenty-five (25) percent of the total area of a development proposal or any combination of existing and proposed buildings if so permitted by the Planning Board. No individual retail establishment may exceed 2500 gross square feet in area unless specifically permitted by the Planning Board.
- c. Transportation, communication and utility uses, Section 4.32; Office and Laboratory Uses, Section 4.34; Light industry, wholesale business or storage uses, Section 4.37; or Heavy industry uses, Section 4.38 may be permitted in an existing building, or as an addition to an existing building or as new construction on a vacant lot provided the additional gross floor area is to serve uses or operations already in existence in the district.
- d. Parking lot or parking garage for private passenger cars, Section 4.32 b shall be prohibited.

20.23 *Dimensional Limitations.* The Gross Floor Area for any non-residential use or combination of non-residential uses on a lot shall be limited by the FAR set forth below for the applicable residential base district.

- a. Residence C: 0.6
- b. Residence C-1: 0.75
- c. Residence C-1A: 1.0
- d. Residence C-2: 1.25
- e. Residence C-2B: 1.25
- f. Residence C-2A: 1.5
- g. Residence C-3: 2.0
- h. Residence C-3B: 2.0

All other dimensional requirements of the residential district shall continue to apply.

20.24 *Procedures.*

20.24.1 *Changes Permitted As-of-Right*

Any structure existing or authorized by permit as of September 15, 2000, which contains a non-residential use not permitted in the residential base district, may be expanded in area to accommodate the existing use in an amount not to exceed, in total for all additions, 15% of the existing Gross Floor Area of the building. In no case, however, may the FAR on the lot after said addition or additions exceed that set forth in Section 20.23 above.

20.24.2 *Changes Permitted by Special Permit*

All other changes of use, additions to existing buildings, or construction of new buildings permitted in Section 20.22 above, and otherwise not permitted to proceed as-of-right as set forth in Section 20.24.1 above, shall require the granting of a special permit from the Planning Board

20.25 *Criteria for Issuance of a Special Permit.* Designation of the base residential zoning district expresses the policy objective of the City of Cambridge that new construction in the district should principally be for residential use, or for other uses permitted in the residential base district. However, recognizing the present land use character of the area, this Mixed Use Residential Overlay District provides flexibility such that existing non-residential uses may continue to operate without unreasonable regulatory impediment provided they do not now or will not in the future hinder the expansion or introduction of residential uses to the district. Therefore, in granting a special permit under this Section 20.20, the Planning Board shall take into consideration the following and make appropriate findings related thereto:

- (e) The proposed new use or expansion of an existing use will contribute to a physical and use environment that is supportive of residential uses, as for example the introduction of ancillary retail and consumer services;
- (f) In its operations, scale, building design and location on the lot, the proposed use or new construction will not significantly impair the health, safety and

welfare of current residential occupants of the district or impair the prospects for construction of new residential uses on adjacent lots or within the district, or alternately will positively contribute to the health, safety and welfare of residents in the district;

- (g) In its design, the new construction could be reasonably converted to residential use in the future;
- (h) Where it is proposed to construct a building on a vacant lot or where it is proposed to expand an existing facility not used for residential purposes by more than fifteen (15) percent of its existing gross floor area, the lot is not suitable for residential use as indicated by its location and surrounding uses. Where the lot may be suitable for residential use, the proposed construction is to serve an existing operation or enterprise now in the district. That operation or enterprise shall be found to be an important contributor to the Cambridge economy, through the provision of employment, the generation of new ideas, products or processes, and through the potential to expand and grow elsewhere in the city in areas intended for non-residential development;
- (i) Special attention is paid in the design and layout of the new construction to mitigate or prevent negative impacts on present and future residential uses, including among other measures screening of mechanical equipment for visual or acoustical reasons, location of refuse management systems within the structure, and the location of loading and service delivery systems in the least obtrusive areas of the lot.

Provision 3. Create a new residential zoning district with the designation Residence C-1A by amending the Text of the Ordinance as follows.

3a. Insert the new district in Table 5-1 Table of Dimensional Requirements – Residential Districts as follows.

5.30 DISTRICT OF DIMENSIONAL REGULATIONS

5.31 Residential Districts

1. The following dimensional requirements, set forth in Table 5-1 and modified elsewhere in this Ordinance, shall be applicable to development in residential districts:

Table 5-1. Table of Dimensional Requirements - Residential Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25	35	50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	20	35	50%
Res. B	0.5 ⁽ⁱ⁾	5,000	2,500 ⁽ⁱ⁾	50	15	7'6" (sum of 20)	25	35	40%
Res C. ⁽ⁱ⁾	0.6	5,000	1,800	50	$\frac{H+L}{4}^{(a)}$	$\frac{H+L}{5}$	$\frac{H+L}{4}^{(c)}$	35	36%
						(min. 7'6" sum of 20)			
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L}{4}^{(a)}$	$\frac{H+L}{5}$	$\frac{H+L}{4}^{(c)}$	35	30%
Res C-1A	1.25	5,000	1000	50	10	$\frac{H+L}{7}^{(l)}$	$\frac{H+L}{5}^{(l)}$	45	15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L}{4}^{(a)}$	$\frac{H+L}{5}$	$\frac{H+L}{4}^{(c)}$	85	15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}^{(a)} (k)$	$\frac{H+L}{5} (k)$	$\frac{H+L}{4}^{(c)} (k)$	45	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}^{(b)(g)}$	$\frac{H+L}{6}^{(g)}$	$\frac{H+L}{5}^{(c)}$	60	10% ^(h)
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}^{(b)}$	$\frac{H+L}{6}$	$\frac{H+L}{5}^{(c)}$	120	10%

3b. Add a new Footnote (l) to read as follows:

(l) These requirements may be reduced to a minimum required setback of ten (10) feet with the grant of a special permit from the Planning Board provided that the yard is suitably landscaped to effectively buffer the building walls from abutting lots.

3c. In Section 3.11 insert the new district between Residence C-1 and Residence C-2.

3d. *In Section 4.26 – Multifamily Special Permit Applicability, Sections 4.26.1 and 4.26.2, insert the phrase Residence C-1A as follows:*

4.26.1 The construction of a multifamily dwelling containing twelve (12) or more dwelling units or of elderly oriented congregate housing containing twenty-four (24) or more separate living spaces in a Residence C, Residence C-1, Residence C-1A, Office 1, Office 2, Business A-1, Business A-2 or Industry A-1 district shall require a special permit granted by the Planning Board.

4.26.2 The construction of a multifamily dwelling or of elderly oriented congregate housing in a Residence C, Residence C-1, Residence C-1A, Office 1, Office 2, Business A-1, Business A-2 or Industry A-1 district which contains less than twelve (12) dwelling units or twenty-four (24) dwelling living spaces shall require a special permit if both of the following conditions pertain to the development.

- (1) another permit for a multifamily dwelling or elderly oriented congregate housing has been granted within the twelve month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;
- (2) the development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to twelve (12) or more, the total number of living spaces to twenty-four (24) or more, or the total number of dwelling units and living spaces to eighteen (18) or more.

3e. *Amend Section 11.12 – Applicability of Regulations, Section 11.12, 11.12.1, 11.12.2 and 11.121.3 (for Townhouse Developments) so that it reads as follows:*

11.12 *Applicability of Regulations.* The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15, and 11.16 shall be allowed in Residence B, C, C-1, C-1A, C-2, C-2A, C-2B, C-3, C-3A, and C-3B, Office and Business and Industry A-1 districts as follows:

- 11.12.1 Construction of a townhouse development containing six (6) or more dwelling units in a Residence B district and Residence C district shall require a special permit.
- 11.12.2 Construction of a townhouse development containing twelve (12) or more dwelling units in a Residence C-1, Residence C-1A, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.
- 11.12.3 Construction of a townhouse development in a Residence B, C, C-1, Residence C-1A, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.12.1 or 11.12.2 shall require a special permit if both of the following conditions pertain to the development:
 - (1) another permit for townhouse development has been granted within the twelve (12) month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;
 - (2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.12.1 or 11.12.2.

3f. *Elsewhere in the Text of the Ordinance, insert the new Residence C-1A district before Residence C-2 wherever the Residence C-2 district appears in the text.*